

Lori Uhl McClelland | DRE#: 01265380

Broker/Owner/CRS/GRI/CDPE - Realty World Providence Properties
Simple... Savvy... Service...

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Summary of Comparable Properties

Single Family Residential

SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
220 Noelle Court	Hollister	4	2 1	33	2,650	\$235.85	50,965	\$614,900	14	\$625,000	04/18/13
1870 Carousel Drive	Hollister	4	3 0	7	2,581	\$172.41	6,300	\$449,000	14	\$445,000	04/18/13
35 Florence Court	Hollister	4	2 1	8	2,200	\$197.73	9,291	\$434,000	35	\$435,000	04/18/13
1860 Prune Street	Hollister	4	2 0	13	1,718	\$224.10	7,280	\$399,900	48	\$385,000	04/19/13
731 Vali Way	Hollister	4	2 0	10	1,640	\$208.23	6,240	\$329,900	11	\$341,500	04/18/13
511 Arbour Lane	Hollister	4	2 1	9	1,940	\$167.53	6,000	\$334,900	17	\$325,000	04/18/13
1911 Hermosa Way	Hollister	3	2 0	23	1,500	\$208.00	8,064	\$310,000	53	\$312,000	04/18/13
1250 South Street	Hollister	3	2 0	13	1,400	\$209.29	6,120	\$285,500	23	\$293,000	04/17/13
240 Ranchito Drive	Hollister	3	2 0	7	1,079	\$245.60	6,111	\$254,500	40	\$265,000	04/19/13
40 Chappell Circle	Hollister	3	2 0	6	1,100	\$206.36	7,779	\$169,900	99	\$227,000	04/16/13
51 Washington Street	San Juan Bautista	2	1 0	18	1,000	\$225.00	4,300	\$239,999	53	\$225,000	04/16/13

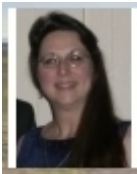
# LISTINGS:	11	AVG VALUES:		13	1,710	\$209.10	10,768	\$347,500	37	\$352,591
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# LISTINGS TOTAL:	11	AVG VALUES FOR ALL:		13	1,710	\$209.10		\$347,500	37	\$352,591
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Quick Statistics (11 Listings Total)

	Min	Max	Median
List Price	\$169,900	\$614,900	\$329,900
Sale Price	\$225,000	\$625,000	\$325,000

The above information is deemed to be accurate but not guaranteed.



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Summary of Comparable Properties

Single Family Residential

Sold	220 Noelle Court, Hollister 95023 (Hollister)	\$614,900	MLS: 81306313
	Beds: 4 beds Baths Full/Partial: 2 1		DOM: 33



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$614,900
Bds,Bth:	4, 2 1	Original:	\$614,900
Age:	14	Sold:	\$625,000
Sqft:	2,650	Lot:	50,965
		Date:	03/01/2013
		Date:	03/01/2013
		Date:	4/3/2013

Remarks
 Room to Roam. Beautiful 4 bedroom 3 bath home located in Hollister Ranch Estates. Nice hardwood floors in living room. Tile entry & hallway. Lot size is approx 1.16 Acres. Great Views of the mountains and greenbelt. Community Tennis & Basketball Court. Close to San Juan Oaks Golf Course. Must see!

Property Features

Family Room No Family Room	Informal Dining Area Eat in Kitchen	Formal Dining Area No Formal Dining Area
Pool Options --	Garage/Parking Detached, 3 or More Car Garage	

Listed By Lynn Shaffer, Nino Real Estate

Sold	1870 Carousel Drive, Hollister 95023 (Hollister)	\$449,000	MLS: 81305508
	Beds: 4 beds Baths Full/Partial: 3 0		DOM: 7



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$449,000
Bds,Bth:	4, 3 0	Original:	\$449,000
Age:	14	Sold:	\$445,000
Sqft:	2,581	Lot:	6,300
		Date:	02/23/2013
		Date:	02/23/2013
		Date:	3/2/2013

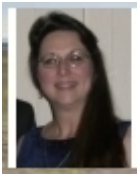
Remarks
 Freshly painted interior and new carpets throughout. Move in immediately.

Property Features

Family Room Family Room Kitchen	Informal Dining Area Breakfast Nook	Formal Dining Area Living Rm/Dining Rm Combo
Pool Options --	Garage/Parking Electric Door or Gate Opener, 3 or More Car Garage	

Listed By Marc R. Frelier, MRF Lands

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Summary of Comparable Properties

Sold	35 Florence Court, Hollister 95023 (Ridgemark)	\$434,000	MLS: 81310013
	Beds: 4 beds Baths Full/Partial: 2 1		DOM: 8



Property Overview		Pricing / Dates	
Area:	Ridgemark (186)	List:	\$434,000 Date: 03/29/2013
Bds,Bth:	4, 2 1	Age:	35 Original: \$434,000 Date: 03/29/2013
Sqft:	2,200	Lot:	9,291 Sold: \$435,000 Date: 4/6/2013

Remarks

This Lovely single story homes sits in a Cul de Sac on the 13th tee of the gated Community of Ridgemark Golf and Country Club. This is a Single Story Home with 4 bedrooms, 2 and 1/2 baths. This is a perfect home for your Family or Retirement. The Kitchen offers Granite Counter tops with a Built in refrigerator and newer cabinets. Over-sized garage w/ a separate door and room for your Golf Cart

Property Features

Family Room Separate Family Room	Informal Dining Area Eat in Kitchen	Formal Dining Area Living Rm/Dining Rm Combo
Pool Options --	Garage/Parking 2 Car Garage	

Listed By Charlene King, Flora Real Estate Group

Sold	1860 Prune Street, Hollister 95023 (Hollister)	\$399,900	MLS: 81305547
	Beds: 4 beds Baths Full/Partial: 2 0		DOM: 13



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$399,900 Date: 02/24/2013
Bds,Bth:	4, 2 0	Age:	48 Original: \$399,900 Date: 02/24/2013
Sqft:	1,718	Lot:	7,280 Sold: \$385,000 Date: 3/9/2013

Remarks

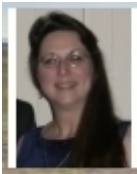
POOL PARTY...JUST IN TIME FOR SUMMER! NOT A SHORT SALE, BANK OWNED OR INVESTOR FLIP. A REGULAR SALE THAT CAN CLOSE ASAP. THIS DARLING HOUSE HAS A NICE OPEN FLOOR PLAN WITH A NEWER COMP ROOF, DOUBLE PANED WINDOWS, LAMINATE FLOORING AND A LARGE BACKYARD WITH EASY CARE CONCRETE AND LANDSCAPING. LOCATED IN ONE OF THE MOST DESIRABLE AREAS OF HOLLISTER. BUYER TO VERIFY ANY AND ALL INFORMATION.

Property Features

Family Room No Family Room	Informal Dining Area Eat in Kitchen	Formal Dining Area Separate Dining Room
Pool Options --	Garage/Parking Attached, 2 Car Garage	

Listed By Tammy Davis, Realty World Providence Properties

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Summary of Comparable Properties

Sold	511 Arbour Lane, Hollister 95023 (Hollister)	\$334,900	MLS: 81304320
	Beds: 4 beds Baths Full/Partial: 2 1		DOM: 9



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **4, 2|1** Age: **17**
 Sqft: **1,940** Lot: **6,000**

Pricing / Dates

List: **\$334,900** Date: **02/12/2013**
 Original: **\$334,900** Date: **02/12/2013**
 Sold: **\$325,000** Date: **2/21/2013**

Remarks

Your clients will love this spacious 4 bedroom home. It has lots of natural light, a great layout, it's in a wonderful neighborhood and a cul-de-sac location. It's situated close to shopping, schools, parks and has easy freeway access. The high ceilings and open floor plan makes it feel much large. It needs a little TLC but has really great bones and has lots to offer to the right buyer.

Property Features

Family Room
Family Room Kitchen

Informal Dining Area
Eat in Kitchen

Formal Dining Area
Separate Dining Room

Pool Options
--

Garage/Parking
Attached, Electric Door or Gate Opener, 2 Car Garage, Off Street Parking

Listed By Michael J. Satterwhite, Owners Equity

Sold	731 Vali Way, Hollister 95023 (Hollister)	\$329,900	MLS: 81308883
	Beds: 4 beds Baths Full/Partial: 2 0		DOM: 10



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **4, 2|0** Age: **11**
 Sqft: **1,640** Lot: **6,240**

Pricing / Dates

List: **\$329,900** Date: **03/20/2013**
 Original: **\$329,900** Date: **03/20/2013**
 Sold: **\$341,500** Date: **3/30/2013**

Remarks

WOW !! WHAT A BEAUTY!! 4 BEDROOM 2 BATH HOME ON A NICE SIZE LOT LOCATED ON A CUL-DE-SAC. HOME IS CLEAN, CLEAN, CLEAN. THIS HOME HAS JUST BEEN SPRUCED UP TO SPARKLE....ALL YOU'LL NEED TO DO IS MOVE IN !! NOT a Short Sale and NOT a foreclosure....well cared for and ready to go!! Don't miss this one...homes as nice as this don't come along every day....

Property Features

Family Room
Separate Family Room

Informal Dining Area
Breakfast Nook

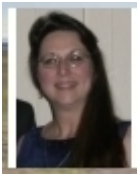
Formal Dining Area
No Formal Dining Area

Pool Options
--

Garage/Parking
Attached, 2 Car Garage

Listed By Deborah Harter, The Platinum Real Estate Group

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Summary of Comparable Properties

Sold	1911 Hermosa Way, Hollister 95023 (Hollister)	\$310,000	MLS: 81305720
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 23



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$310,000
Bds,Bth:	3, 2 0	Original:	\$315,000
Sqft:	1,500	Sold	\$312,000
Age:	53	Date:	02/25/2013
Lot:	8,064	Date:	02/25/2013
		Date:	3/20/2013

Remarks

Established Sunnyslope neighborhood - maintained home with newer dual pane windows throughout, updated carpet and master shower, roof approx 15 yrs. Extra spacious lot that is over 8000 sf. Convenient location that is close to town. Original hardwood flooring under carpet.

Property Features

Family Room No Family Room	Informal Dining Area Eat in Kitchen	Formal Dining Area No Formal Dining Area
Pool Options --	Garage/Parking 2 Car Garage	

Listed By Karey Grimsley, Nino Real Estate

Sold	1250 South Street, Hollister 95023 (Hollister)	\$285,500	MLS: 81307810
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 13



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$285,500
Bds,Bth:	3, 2 0	Original:	\$285,500
Sqft:	1,400	Sold	\$293,000
Age:	23	Date:	03/13/2013
Lot:	6,120	Date:	03/13/2013
		Date:	3/26/2013

Remarks

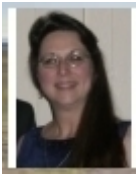
GREAT HOME WAITING FOR GREAT BUYER(S)!!!THIS DARLING CORNER LOT HOME FEATURES 3 SPACIOUS BEDROOMS, 2 FULL BATHS THAT HAVE BEEN RECENTLY UPDATED,NEW CARPET THROUGHOUT,NEW TILE FLOORING IN KITCHEN & FAMILY ROOM,SEPARATE LIVING ROOM WITH FIREPLACE,CEILING FANS,LANDSCAPE BACKYARD WITH COVERED PATIO,TWO CAR GARAGE...LARGE SIDE YARD WITH MANY POSSIBILITIES!!!TRADITIONAL SALE!!!

Property Features

Family Room Separate Family Room	Informal Dining Area Eat in Kitchen	Formal Dining Area No Formal Dining Area
Pool Options --	Garage/Parking Attached, 2 Car Garage	

Listed By Donna L Silva, Nino Real Estate

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Summary of Comparable Properties

Sold	240 Ranchito Drive, Hollister 95023 (Hollister)	\$254,500	MLS: 81308162
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 7



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$254,500 Date: 03/15/2013
Bds,Bth:	3, 2 0 Age: 40	Original:	\$254,500 Date: 03/15/2013
Sqft:	1,079 Lot: 6,111	Sold	\$265,000 Date: 3/22/2013

Remarks
 Newly upgraded home seconds from the park. This move in ready home features, new exterior/interior paint, new roof,new carpet, new laminate flooring, new granite kitchen counters and new appliances. Large lot, possible room for Rv parking!

Property Features

Family Room Separate Family Room	Informal Dining Area No Informal Dining Area	Formal Dining Area No Formal Dining Area
Pool Options --	Garage/Parking 2 Car Garage, RV or Boat Parking	

Listed By Vedana Freitas, RE/MAX Synergy

Sold	51 Washington Street, San Juan Bautista 95045 (San Juan Bautista)	\$239,999	MLS: 81300069
	Beds: 2 beds Baths Full/Partial: 1 0		DOM: 18



Property Overview		Pricing / Dates	
Area:	San Juan Bautista (183)	List:	\$239,999 Date: 01/02/2013
Bds,Bth:	2, 1 0 Age: 53	Original:	\$239,999 Date: 01/02/2013
Sqft:	1,000 Lot: 4,300	Sold	\$225,000 Date: 1/20/2013

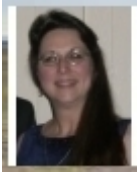
Remarks
 Regular sale!This home is on a corner lot with side yard access for a boat or RV. New dual pane windows and fresh paint. Carport has been converted to a one car garage w/permits.Nice patio area with a pond and waterfall make for peaceful area to enjoy summer BBQs. There is a workshop/ artist studio in the back.

Property Features

Family Room No Family Room	Informal Dining Area No Informal Dining Area	Formal Dining Area No Formal Dining Area
Pool Options --	Garage/Parking Electric Door or Gate Opener, 1 Car Garage, RV or Boat Parking	

Listed By Douglas J Rennert, Coldwell Banker

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Summary of Comparable Properties

Sold	40 Chappell Circle, Hollister 95023 (Hollister)	\$169,900	MLS: 81300218
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 6



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **99**
 Sqft: **1,100** Lot: **7,779**

Pricing / Dates

List: **\$169,900** Date: **01/04/2013**
 Original: **\$169,900** Date: **01/04/2013**
 Sold: **\$227,000** Date: **1/10/2013**

Remarks

Cozy bungalow on large lot with boat or RV parking. Permitted auxiliary building with bathroom for hobbies, recreation, use your imagination. Can not be living quarters. Nice landscaping, front and rear, newer concrete driveway, patio, walkways, upgraded electrical, conveniently located.

Property Features

Family Room
No Family Room

Informal Dining Area
Breakfast Nook

Formal Dining Area
No Formal Dining Area

Pool Options
--

Garage/Parking
Attached, 2 Car Garage

Listed By Deonna Essary, Condo to Castle Prop, Inc.

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